

Talking Points for Condominium Owners Association

November 4, 1999

Growth in Maricopa County

Over the past few years, the population growth here in Maricopa County has sparked much public debate. The fact is that our County is the fastest growing county in America, having swelled to over 2.7 million people. That's the 5th largest county in the United States. And this trend is continuing. Growth experts have estimated nearly two million more people will locate into our County by the year 2020.

- Maricopa County encompasses 9,226 square miles.
- The Board of Supervisors deliberated over 190 public planning & zoning cases this past year.
- Issued over 11,000 building permits last year.
- Our building inspectors drove over 250,000 miles to conduct their inspections last year.

Given these figures, I believe it is imperative that quality growth must be accompanied by strong, conservative fiscal policies. We simply must consider supply and demand for the future and how this will impact you and me.

At Maricopa County, we have worked hard to manage and accommodate growth and encourage orderly development.

It is very difficult to maintain a fair balance between the interests of private property rights while trying to preserve our community's quality of life.

Since coming to the Board nearly three years ago, the County has implemented several new guidelines and plans to help address our growth problems:

- 2020 Comprehensive Plan, Eye to the Future - lays out a series of goals, objectives and policies used to define development standards, guide public investment, as well as build on public and private decision making.

The Comp. Plan:

- Promotes compatible and adjacent land uses.
 - Integrates transportation systems.
 - Ensures that land use is sensitive to the natural environment.
 - Considers economic development opportunities.
- One Stop Shop system (between P&Z, Flood Control & Transportation) - Our Board has implemented the first coordinated land planning system of its kind w/our One Stop Shop system. (Implemented 1st at our NW Valley facility on Bell Avenue near Dysart).
 - Now the public doesn't have to go to three different government agencies for zoning cases.
 - Now the onus is on the governmental agencies to coordinate their efforts and ensure permits and development controls are met and complied with.
 - Transportation studies - The County has recently completed 8 separate small area transportation studies or

corridor studies in the west valley. Each effort was done in partnership with the cities and towns of the west valley.

- Southwest Valley Transportation Study (completed in 1997) included the communities of Avondale, Buckeye, Goodyear, Litchfield Park and Tolleson.
- Northwest Valley Transportation Study which involves Glendale, Peoria, Phoenix, Surprise, El Mirage, and Youngtown.

Together, these two area studies cover most of the west valley and integrate transportation-planning needs for 5, 10, and 20 year windows. They also define vital corridors which are further being studied including: Loop 303, Lake Pleasant Road, 99th Avenue, 115th Avenue, Dysart Road and SR 74.

In total the small area study efforts by Maricopa County have covered almost 1,400 miles in the west valley and the corridor studies include almost 100 miles of regionally significant transportation corridors. Clearly, we are committed to a regional perspective on the solutions needed for multi-jurisdictional routes.

Capital Investments

Operating on an annual HURF budget of around \$70 million, our County philosophy for transportation is "the Right System, at the Right Time at the Right Cost." This helps ensure an effective use of funding to cover the 2,770-mile county roadway network.

- I am pleased to report that here in District 4, MCDOT has over \$65 million worth of projects under construction or planned within our 5-year capital program.

Examples:

- 75th Avenue in partnership with Glendale & Peoria (\$7.3M).
 - Estrella Parkway in partnership with Goodyear (\$1.3 M).
 - Camelback Road adjacent to Litchfield Park (\$6.2 M)
 - Deer Valley Road Bridge @ New River with Glendale & Peoria (\$5.5 M)
 - Loop 303
 - with a new overpass at Grand Avenue (\$7.0 M)
 - the extension to Lake Pleasant Road (\$25 M)
- (Both of these are scheduled to begin in 2001)

These are just a couple of examples of the issues we are dealing with at Maricopa County. But we also have many opportunities to pursue as well. I believe strongly we need to involve our communities in finding solutions to our growth problems. We're not doing a good enough job in getting citizen input to help solve these tough questions.

The bottom line in Maricopa County is that the demand for services as we now know them has and will continue to outpace the revenues and supply of those same services. There are some that have said the answer lies in increasing the tax burden, I simply do not agree.

I believe that opportunity is indeed knocking on Maricopa County's door. Growth brings with it many opportunities and other ways of raising revenue to reach an equilibrium. The first phase of government is: a commitment to streamline the way we currently provide services and become more efficient in their delivery. We must also reduce the

inefficiencies where they exist and reward efficiency where it arises.

It is my hope that the plans and policies we've implemented can bring direction and coordination to the county's future needs. Issues including land use, transportation, the environment, and economic development will all be closely scrutinized.